

New Section 9.a. & 9.b. to be inserted into Section II A. Use Regulations, Classes of Districts

9. a. Corporate Mixed-use District I: (CMU I)

The purpose of the Corporate Mixed-use I (CMU I) District is to promote a mixture of uses that result in a vibrant master-planned community. The CMU I shall be designed as a cohesive campus involved with high-density development and/or redevelopment integrating pedestrian-friendly features as a major component intent on decreasing the use of the personal automobile for trips within the CMU Districts. The CMU I District is intended to maintain and enhance the Town's economic vitality by serving as an innovation center for employment opportunities and business development while providing educational, commercial, residential, and recreational opportunities.

9.b. Corporate Mixed-use II: (CMU II)

The purpose of the Corporate Mixed-use II (CMU II) District is to create a cohesive, master-planned community corridor by incorporating a variety of uses that promote the intent of the District. The CMU II shall be designated along arterial roadways as a way to increase connectivity and economic development opportunities within the Town. The CMU II District is intended to establish and provide connections between employment centers, transportation opportunities, education, commercial, office, retail, and mixed-use residential developments. The CMU II District provides flexible options for development and/or redevelopment to meet ever-changing market demands, while incorporating specific design guidelines that promote a pedestrian friendly environment while encouraging the use of alternative modes of transportation. The CMU II shall act as a transition zone between the Town's employment and commercial centers.

Permitted Uses – Section II.B., See Table of Uses

Insert into Section IV.E.2., Table of Dimensional Regulations

District	Principal Building or Use	Lot Minimum		Minimum Setback		Minimum Landscaped Open Space Surface Ratio	Building Maximum		
		Area (sf)	Frontage (ft.)	Front (ft.)	Side (ft.)		Floors/Height	Lot Coverage	Floor Area Ratio
Corporate Mixed-use CMU I	Any principal use or mixed-use	20,000	75	15	15	20%	8/-	60%	-
Corporate Mixed-use CMU II	Any principal use or mixed-use	10,000	65	15	10	20%	6/-	60%	-

Section II.J: Use Regulations (Corporate Mixed-use I & II Districts)

1. Purpose and Intent

Corporate Mixed-use I (CMU I) & Corporate Mixed-use II (CMU II) Districts are comprised of commercial, office, retail, educational, residential, and community space. The CMU I District is intended to promote a master-planned community that functions as an employment center while establishing a mixed-use environment where users can live, work, and play. The CMU II District is intended to create connectivity to alternative modes of transportation and access to employment centers while including commercial, office, retail, residential, education, entertainment facilities, and mixed-use projects. The CMU I and CMU II District regulations herein establish development guidelines for each respective zoning district.

2. Parking and Access

- a. The Planning Board may grant a reduction in the required number of parking spaces for commercial, non-residential mixed-use, educational, and/or office applications in accordance with Section IV.B., Off-Street Parking, herein, by Special Permit. Where a reduction in parking spaces is requested, projects shall provide alternative modes of transportation and shared parking options to minimize parking demands within the CMU I and the CMU II Districts as applicable.
- b. On-street parking is strongly discouraged within the CMU I and the CMU II Districts.
- c. The minimum number of parking spaces for the residential portion of the project shall not be less than 1.75 spaces per residential unit for mixed-use projects containing a residential component. The first whole parking space for each residential unit shall be located on the project site, while the fractional parking space shall be located within the respective CMU I District within a quarter mile radius of the project boundaries through a shared parking agreement. Parking agreements shall comply with Section VI.B.1.g. of the Framingham Zoning By-Law.
- d. Below-grade parking, structured parking, and/or parking on the side and/or rear of a building are strongly encouraged for all CMU District projects.
- e. The reduction and/or consolidation of curb cuts are strongly encouraged. Projects within the CMU Districts are strongly encouraged to utilize access driveways, alleyways, and the consolidation of curb cuts with abutting properties to the maximum extent possible to reduce existing and potential traffic congestion and vehicle-pedestrian conflict.

3. Dimensional Regulations

- a. Building height shall be regulated based on the number of floors within the respective CMU District. The height of each floor within the CMU Districts shall be subject to review by the Planning Board to ensure that each floor does not exceed 15 feet in height.
- b. Roof top equipment and/or accessories shall be incorporated into the building design and screening shall be provided thereto. Moreover, such rooftop accessories and equipment shall not exceed 20 feet above the last permitted floor level.

4. Transportation

- a. Roadways and access drives shall be designed in accordance with Town standards and shall be reviewed by the Department of Public Works (DPW).
- b. Development within the CMU I and CMU II Districts shall intend to prevent any projected adverse impact on the Level of Service (LOS) within the immediate area of the CMU in accordance with Section VI.F. Site Plan Review herein. Projects that are projected to have an adverse impact on the existing LOS shall mitigate such impacts to an

LOS of D or better. If the project cannot mitigate its impacts to the existing LOS, the Applicant shall be required to do the following:

- i. contribute to future improvements and/or traffic improvement plans for the impacted intersections within a 1-mile radius of the respective CMU District boundaries. The amount provided to the Town shall be equivalent to one percent of the total project value for each grade below a LOS of D. There shall be a maximum of three percent of the project value; or
 - ii. work with the Town to develop a work plan for the failing intersection and contribute one percent for each grade below the LOS of D. These funds shall be utilized for planning, design, and/or construction of the impacted intersection.
- c. All projects within the CMU District shall provide a cash payment equivalent to one percent of the total project value for the purposes of long range transportation implementation. The Master Land Use Plan and other respective Town studies recommend the creation of a transportation hub and/or alternative modes of transportation that connects the CMU Districts to the Central Business (CB) District, a trolley/silver line equivalent/etc. Therefore, such payment shall be deposited into the Transportation Improvement Fund for the funding of such transportation projects.
- d. Projects within the CMU Districts shall incorporate Complete Street infrastructure according to the Town of Framingham's Complete Streets Policy. Development within the CMU Districts shall incorporate accessibility to users of all ages, abilities, and modes of transportation. Connections to trails and open space are strongly encouraged for all projects within the CMU Districts.
- e. Sidewalks and other pathways shall be strongly encouraged throughout the CMU Districts and where possible connect to abutting properties and zoning districts. Projects shall provide a sidewalk along the frontage of the property as part of the project.
- f. Crosswalks shall be provided throughout the CMU Districts. Where necessary, projects located within a quarter mile of an intersection that is in need of updating shall upgrade and/or install ADA ramps and pedestrian push buttons and bicycle detector technology at such intersection.

5. Landscaping

- a. Projects within the CMU Districts shall create a landscape amenity area that is a minimum width of 50 percent of the distance between the public right-of-way and the building. This area shall be landscaped with street trees, pedestrian amenities, outdoor seating, and similar improvements for the purposes of preserving open space. Sidewalks and pathways may be incorporated into the landscape amenity area.
- b. In addition to the landscape amenity area projects within the CMU Districts should be designed with plazas, courtyards, and terraces to enhance connectivity and the pedestrian environment.
- c. The use of public art within landscaped areas is strongly encouraged.
- d. Pedestrian scale lighting is encouraged within the CMU Districts to enhance the pedestrian experience and provide additional safety.
- e. All projects shall reference the Planning Board Rules and Regulations, Article 19: Landscape Design Guidelines.

6. CMU Development Impact Report

The CMU I and CMU II Districts shall be designed as master-planned communities that are intended to establish a thriving employment center that supports its users. The CMU Development Impact Report functions as a development plan for the respective CMU District and ensures cooperation between the Town and the landowners/businesses located within the CMU I and/or CMU II District. All applicants who propose projects within the CMU I and/or CMU II District shall be required to develop and/or amend the CMU Development Impact Report. The purpose and intent of the CMU Development Impact Report is to provide a clear direction for development and/or redevelopment of projects within the respective CMU District. The Town shall review such CMU Development Impact Report prior to an applicant filing a project with the Town. Furthermore, the CMU Development Impact Report will provide documentation as to how any proposed development and/or redevelopment proposal will impact the Town and how the applicant proposes to mitigate those anticipated impacts on the respective CMU District and the Town.

- a. **CMU Development Impact Report for CMU I District Projects:** The CMU I District shall be designed as master-planned community. Therefore, all development and/or redevelopment projects in the CMU I Districts shall submit a CMU Development Impact Report that incorporates and/or considers the following:
 - i. demonstrates how the project will fit into the existing and projected development and/or redevelopment of the CMU I District;
 - ii. requires applicants to work with the other landowners and businesses within the CMU I District to incorporate the proposed development and/or redevelopment into the CMU I District;
 - iii. plans and constructs the CMU I District as a mixed-use district with the predominate uses being research & development, technology, distribution, and office related uses. Other supporting uses may include commercial, retail, recreational, educational/community space, and residential uses; and
 - iv. develops a plan to mitigate any projected adverse impacts to the Town's infrastructure.
- b. **CMU Development Impact Report for CMU II District Projects:** The CMU II District shall be designed as a transition between the CMU I District, the Technology Park, and abutting commercial centers while providing the area with transportation, commercial, office, educational, and recreational opportunities. Projects within the CMU II District shall:
 - i. Demonstrate how the project will fit into the existing and projected development and/or redevelopment of the CMU II District while supporting the purpose of the CMU II District;
 - ii. Requires applicants to work with the landowners and businesses within the CMU II District, in addition to respective state and local government bodies to develop the CMU II Development Impact Report; and
 - iii. Demonstrate a long-range plan with goals to alleviate traffic within the Exit 12 area.
- c. All projects within the CMU I and the CMU II shall provide a CMU Development Impact Report that provides the following documentation for review and consideration:
 - i. All proposed projects shall submit a site plan and/or rendering showing the existing site conditions, projected plans for development and/or redevelopment of

- the other landowner/tenants of the respective CMU District and the proposed development. The site plan shall include all existing buildings, parking, open space, trails and sidewalks, infrastructure, and other improvements, in addition to citing the locations of the proposed buildings, parking, open space, trails and sidewalks, and proposed infrastructure.
- ii. Environmental impact statement (EIS): A statement that outlines the impacts that the project will have on the environment, the ecology of the land, landscape, and topography of the respective CMU District. The EIS shall also include information on stormwater flows, natural resources, topography, types of soils, and water resources.
 - iii. Neighborhood impact statement (NIS): A statement that outlines how the new development and/or redevelopment will fit and blend with the character of the respective CMU District, incorporation of Complete Streets concepts and how these techniques will support the pedestrian and bicycling community, the use of Low Impact Development (LID) and Best Management Practices (BMP) throughout the project and the use of alternative energy.
 - iv. Community impact statement (CIS): A statement that outlines the impacts that the project will have on the community, the local schools, public parks, and open space. Any potential adverse impacts shall be mitigated by the Applicant and shall be demonstrated within the statement.
 - v. Common area impact statement (CAIS): A statement that details the area(s) within the project that is open to the public including space within buildings that are open for public use. The CAIS shall show the connections within the respective CMU District that offer enhancements towards creating a master planned community.
 - vi. Infrastructure impact statement (IIS): A statement that outlines the impacts that the project will have on Town infrastructure including specific documentation as to how the adverse impacts to the Town's infrastructure shall be mitigated.
 - vii. Traffic connection statement (TCS): A statement that outlines the impacts on existing roadways, connections to existing and new streets, projected effects to the flow of vehicles on newly created streets and possible consolidation of curb cuts and driveways.
 - viii. Fiscal impact statement (FIS): A statement that outlines the fiscal impacts of the project on the Town and specifically includes projected tax revenues and number of expected jobs created (e.g. construction, part-time, and full time jobs).
- c. Waivers for the requirements of the CMU Development Impact Report shall not be allowed.
 - d. Applicants shall submit the CMU Development Impact Report for review to the Planning Board as the reviewing authority for the CMU Districts. The Planning Board shall request input and comments from the Technical Review Team during the review process. Notification of such meeting shall be sent to the landowners within 300' of the respective CMU District and all Town Meeting Members.
 - e. The Planning Board may require the assistance of a peer review consultant for the review of the CMU I Development Impact Report in accordance with Article 16 of the Planning Board's Administrative Rules and Regulations and M.G.L. c. 44, Section 53G.

- f. The final CMU Development Impact Report shall be submitted with the official project filing as part of the application package.

8. Residential Projects in the CMU I and CMU II Districts

- a. Projects with a residential component in the CMU I and the CMU II District shall:
 - i. comply with Section V.H., Affordable Housing, herein;
 - ii. comply with Section VI.F., Site Plan Review, herein;
 - iii. provide bicycle lockers and amenities to support bicycling; and
 - iv. require that entrances to residential units be separate from non-residential uses.

9. Residential Projects in the CMU I District

- a. The total land area designated for residential land use within the CMU I District shall not exceed 20 percent of the total developable land area in the CMU I District. The total developable land area shall exclude all areas within the 30' no alteration zone and the 125' vernal pool buffer zone as defined by the Conservation Commission.
- b. Residential projects shall not exceed more than 15 units per acre of the 20 percent of the total developable land area in the CMU I District as defined in Section II.J.9.a. herein.
- c. Residential projects within the CMU I District shall include non-residential components that support the residents and the employees of the CMU I District. The applicant shall submit a non-residential component plan for the review and approval by the Planning Board.
- d. Residential projects are encouraged to incorporate incubator workspace, live-work units, community office space, and/or classroom space.

10. Mixed-use Residential Projects in the CMU II District

- a. Mixed-use projects within the CMU II District shall comply with Section V.G. Mixed-use Regulations unless modified herein.
- b. The total land area designated for residential land use within the CMU II District shall not exceed 50 percent of the total developable land area in the CMU II District. The total developable land area shall exclude all areas within the 30' no alteration zone and the 125' vernal pool buffer zone as defined by the Conservation Commission.
- c. Residential projects shall not exceed more than 15 units per acre of the 40 percent of the total developable land area in the CMU II District as defined in Section II.J.10.b. herein.
 - i. Residential units that exist prior to May 1, 2016 shall be exempt and shall not be counted towards the density cap found in Section II.J.10.c above.
 - ii. In the event that an existing residential structure is redeveloped with additional units that did not exist prior to May 1, 2016, then such units shall be counted against the density cap found in Section II.J.10.c above.
- d. Mixed-use residential projects within the CMU II District shall have a non-residential use component that may include commercial, retail, office, and/or educational space. Public community space open to the Town is encouraged.
- e. Residential uses shall be located on any floor except the first floor.
- f. Mixed-use residential projects shall include 300 square feet per residential unit within the CMU II District as amenity space. Amenity space may include rooftop decks, patio areas, balconies, community gardens, rooftop gardens, fitness center, water pads/features, etc.

Where outdoor spaces such as rooftop decks, patio area, etc. are utilized as amenity space, the calculation of square footage shall be measured as the footprint in square feet.

11. Design Standards for the CMU Districts

a. Building Design

- i. New and/or redeveloped buildings shall be designed to blend and create a balance between the proposed project and existing development to create a master planned community.
- ii. Buildings shall be designed to utilize architectural styles that are modern, progressive, and that reflect the existing architecture within the CMU District while incorporating state of the art construction technology.
- iii. Buildings should be designed to use multiple exterior materials that allow the building to blend into the respective CMU District and to create an overall impression of a master planned community.
- iv. The massing of the building shall be designed to correspond to a pedestrian scale and designed to ensure that the building is incorporated into a walkable campus.
- v. Large-scale buildings are encouraged to vary the heights of the different parts of the building especially at building entrances and lobby areas. Therefore, building entrances shall be designed at a human scale to enhance the pedestrian experience.
- vi. Buildings should be designed with adequate views of the outside for building occupants. Windows creating transparency where appropriate for expressing the function is strongly encouraged, especially on the ground floor near pedestrian areas.

b. Loading Bays and Service Docks, Rooftop Equipment, Infrastructure, and Mechanical Equipment

- i. Service bays and loading areas, dumpsters, ground-mounted mechanical equipment, and utilities shall be located on the side or rear of a building and shall not be visible from roadways or open space areas. Such features shall be screened from the public view by using architectural forms, fencing, and/or landscaping.
- ii. All utilities shall be placed underground to minimize the visual impact of the district. Where transformers, switchboxes, and other utility cabinets are required, the applicant shall locate these and other such mechanical components away from the front of the building. The use of bollards, fencing, and landscaping shall provide screening and protection for these features.
- iii. Rooftop equipment shall be screened and shall not be visible from the ground or adjacent buildings.

c. Pedestrian Connections

- i. Projects shall be designed for all users such as pedestrians and bicyclists by incorporating outdoor community places while utilizing the permitted high density within the respective CMU District.
- ii. Projects within a CMU District shall be designed as an urban, walkable campus environment where the streets and sidewalks create connections between employment, residential, commercial, and recreational facilities within the CMU Districts.

- iii. The use of catwalks is strongly encouraged to provide optimum physical connections between buildings and parking within the CMU Districts.
 - iv. Outdoor dining areas are encouraged but shall not impede pedestrian traffic flow. A minimum unobstructed pathway of 5 feet shall be maintained. Outdoor dining areas shall be separated by fencing to provide separation from pedestrian sidewalks.
- d. Solar and Alternative Energy
- i. Rooftop gardens, green roofs, solar carports, rooftop solar, etc. are strongly encouraged for every project within the CMU Districts.
 - ii. Projects should strive to incorporate alternative energy and energy efficient features, technologies and solar infrastructure within the design and construction of all new and redeveloped buildings within the CMU Districts.

11. Procedure for Waiver

All Projects within the CMU I and the CMU II Districts shall comply with Section II.J.10. However, the Planning Board may waive the requirements for Section II.J.10. by a four-fifth vote where such waivers will allow for better design and/or improved protection of historic resources.

12. Variance

A variance authorizing a use or activity not otherwise permitted in the CMU I and CMU II District shall be prohibited within the respective CMU District.